

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: SPM 9-3-04 / 04-420 / Summit Questa Montessori School / 5451 Southwest 64th Avenue / Generally located on the Westside of Southwest 64th Avenue between Griffin and Stirling Road

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: SPM 9-3-04 / 04-420 / Summit Questa Montessori School / 5451 Southwest 64th Avenue

REPORT IN BRIEF:

The subject site approximately 9.853-net acres and 10.118-gross acres. The subject site is located on the Westside of Southwest 64th Avenue between Griffin and Stirling Road. The petitioner is proposing a new ten-thousand three-hundred twenty-five (10,325) square foot multi-use building consisting of an assembly hall/offices/classrooms and a swimming pool. This new building will be in concert with required on-site improvements including new parking spaces, road aisles, and sidewalks. The parcels currently consists of Summit Questa Montessori School Campus and is zoned CF, Community Facilities District.

The architectural design of this one-(1) story, L-shaped office building exemplifies an Old Florida School House Design. The building design consists of clean, simple, straight lines and features. Rectangular doors and windows located proportionately apart from one another with similar decorative treatments. The exterior walls consist of straight-line and light sage green along the entire perimeter the building. A pitched, asphalt shingle roof is broken up with projecting ventilation louver build-outs. Over the sidewalk, running along the southern side of the proposed building, is a roof overhang varying in size.

Access into the site is via a vehicular opening located at the southeastern portion of the subject site from Davie Road. Vehicular traffic enters by way of a proposed right-hand deceleration lane onto the main drive of the Summit Questa Montessori School Campus. The drive then branches off to many other types of uses on the property including existing schools, playgrounds, library, and parking lots. Parking spaces for the schools are mainly located along the southern property line.

Emergency vehicular access and circulation is provided both on-site and off-site. The property owners to the north, Bishop Kardas Memorial Home, has executed an agreement with the Summit Questa property owners to allow emergency vehicles the right to access their property in order to be able to fully circulate existing and proposed buildings. Additionally, the petitioner has agreed to remove all existing obstructing exotics and relocate existing obstructing natives.

The proposed Assembly Hall/Classrooms and Swimming Pool can be considered compatible with both existing and allowable uses on and adjacent to the property. The proposed uses are in harmony with the existing school.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the June 27, 2006 Site Plan Committee Meeting, SPM 9-3-04, Summit - Questa Montessori School Modification/Phase II Expansion was tabled to the August 22, 2006 meeting. **(Motion carried 5-0)**

At the August 22, 2006 Site Plan Committee Meeting, Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations minus one, two and three which have been achieved and subject to the following conditions: 1) if exotic plants along the northern boundary were ever removed by natural causes or otherwise, a landscaping plan for that portion must be submitted to Town staff; 2) lower the floor in the gymnasium to gain more height and replace the mansard roof with a hip roof and add a minimum of two large or three cupolas to the gymnasium roof; 3) subject to engineering approval of water drainage plans and septic tank system as on page 4 of 9 with a note that the Committee expresses great concern here; 4) that color number three will be toned down for the base of the building and color number two to be used for the cupolas on that same building; 5) for the eastern north side of the gymnasium building, remove the 'X' banding and add scored stucco grey base around all buildings; 6) show the gravel sidewalk along the eastern side of the existing lower elementary building on the plan; 7) add large yellow pedestrian signs in both directions at all crosswalks on the main drive and provide traffic direction and sign plan to staff for their approval; 8) bring a color sample of the dimensional asphalt roofing to the Committee; and 9) add direct decorative roof supports all around the gymnasium building at the upper wall. **(Motion carried 4-0, Mr. Aucamp was absent)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Summit Questa Montessori School, Judy Dempsey
Address: 5451 Southwest 64th Avenue
City: Davie, Florida 33314
Phone: (954) 584-3466
Fax: (954) 584-7816

Petitioner:

Name: Mossdrop Associates, Ilija Mossdrop
Address: 940 Lincoln Road, Suite 325
City: Miami Beach, Florida 33139
Phone: (305) 534-9779
Fax: (305) 534-9927

Background Information

Application Request: Site plan approval for a new ten-thousand three-hundred twenty-five (10,325) square foot multi-use building consisting of an assembly hall/offices/classrooms and a swimming pool

Address: 5451 Southwest 64th Avenue

Location: Generally located on the Westside of Southwest 64th Avenue between Griffin and Stirling Road

Future Land Use Plan Map: Special Classification Residential (2 DU/AC), and Residential/Office

Zoning: CF, Community Facilities District

Existing Use(s): Summit Questa Montessori School Campus

Proposed Use(s): Multi-use building consisting of an assembly hall/offices/classrooms and a swimming pool

Parcel(s) Size(s): 9.853 Net Acres (429,197 Square Feet)
10.118 Gross Acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Map Designations:</u>
North:	Church/Bishop Kardas Memorial Home	Special Class Res. 2 DU/ AC Residential/Office
South:	Vacant Land	Special Class Res. 2 DU/ AC Residential/Office
East:	SW 64 Avenue/Davie Road	Residential/Office
West:	Single Family Residential	Residential (1 DU/ AC)
	<u>Surrounding Zoning:</u>	
North:	CF, Community Facilities	
South:	A-1, Agricultural District, RO, Residential Office	
East:	RO, Residential Office	
West:	A-1, Agricultural District	

Zoning History

Previous Requests on same property:

Plat Request (P 7-5-02): Town Council approved Summit Questa Plat on June 4, 2003.

Site Plan Request (SP 2-1-01): Town Council approved Summit Questa (3,000 square foot classroom building, minor landscaping improvements, and additional parking,) Site Plan April 18, 2001.

Concurrent requests on same property:

Special Permit Request (SE 3-2-05): On July 20, 2005, Town Council approved SE 3-2-05 to allow the installation of a new modular classroom/administration office building within the Summit Questa School property.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, §12-83, Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, 100' frontage, 25' side and rear yards, 30 percent open space, and 35' maximum building height.

Land Development Code, §12-208 (A) (33), Requirements for off-street parking, Schools, colleges public, private or parochial. Two (2) spaces for each classroom plus one (1) space for each

three (3) students of design capacity, plus one (1) space for each two hundred (200) square feet of gross floor area not accounted for in classroom or hallway areas.

Comprehensive Plan Considerations

Planning Area:

The subject property is within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site approximately 9.853-net acres and 10.118-gross acres. The subject site is located on the Westside of Southwest 64th Avenue between Griffin and Stirling Road. The petitioner is proposing a new ten-thousand three-hundred twenty-five (10,325) square foot multi-use building consisting of an assembly hall/offices/classrooms and a swimming pool. This new building will be in concert with required on-site improvements including new parking spaces, road aisles, and sidewalks. The parcels currently consists of Summit Questa Montessori School Campus and is zoned CF, Community Facilities District.

To the north of the subject site is Church/Bishop Kardas Memorial Home zoned CF, Community Facilities District. Across Davie Road abutting to the east is vacant property zoned RO, Residential Office. To the south is also vacant property zoned A-1, Agricultural District, RO, Residential Office, and to the west is single-family residential, zoned A-1, Agricultural District.

The subject site design attempts to meet the intent of the CF, Community Facilities District. The site design strives create smooth flowing personal and emergency

vehicular movement throughout the property. The site proposes a ten (10) foot landscape buffer around the perimeter. A dumpster enclosure is proposed along the center-southern portion of the property.

2. *Architecture:* The architectural design of this one-(1) story, L-shaped office building exemplifies an Old Florida School House Design. The building design consists of clean, simple, straight lines and features. Rectangular doors and windows located proportionately apart from one another with similar decorative treatments. The exterior walls consist of straight-line and light sage green along the entire perimeter the building. A pitched, asphalt shingle roof is broken up with projecting ventilation louver build-outs. Over the sidewalk, running along the southern side of the proposed building, is a roof overhang varying in size.
3. *Access and Parking:* Access into the site is via a vehicular opening located at the southeastern portion of the subject site from Davie Road. Vehicular traffic enters by way of a proposed right-hand deceleration lane onto the main drive of the Summit Questa Montessori School Campus. The drive then branches off to many other types of uses on the property including existing schools, playgrounds, library, and parking lots. Parking spaces for the schools are mainly located along the southern property line.

Emergency vehicular access and circulation is provided both on-site and off-site. The property owners to the north, Bishop Kardas Memorial Home, has executed an agreement with the Summit Questa property owners to allow emergency vehicles the right to access their property in order to be able to fully circulate existing and proposed buildings. Additionally, the petitioner has agreed to remove all existing obstructing exotics and relocate existing obstructing natives.

4. *Lighting:* Lighting design meets the current Land Development Code that requires an average of one (1) foot-candle for exterior parking facilities and no spillover of one (1) foot-candle property lines. Additionally, the lighting plan maintains the minimum one-half (0.5) foot-candle along public and private roadways per code.
5. *Signage:* Signage is not part of this Site Plan application. All signs shall meet code prior to the issuance of a building permit, unless Town Council subsequently approves a variance application.
6. *Landscaping:* The site plan attempts to meet the minimum requirements as indicated in the Town of Davie, Land Development Code, per § 12-107, Landscaping standards for lots and sites. All plant material within the required twenty-five (25) by twenty-five (25) foot site triangle is a maximum of thirty-six (36) inches in height. Furthermore, the dumpster area is screened with scrub materials thirty-six (36) inches in height, as required.
7. *Drainage:* The subject property lies within Central Broward Drainage District. The site uses the existing pond located along the Approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit.

8. *Compatibility:* The proposed Assembly Hall/Classrooms and Swimming Pool can be considered compatible with both existing and allowable uses on and adjacent to the property. The proposed uses are in harmony with the existing school.
-

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

1. The site plan package in its entirety is difficult to interpret. The scope of work is visually unclear and should be much easier to identify. Additionally, there is limited information and dimensions on the plans. *(This has not been completed)*
2. The petitioner's last DRC submission did not have tabular data for staff's review. Therefore, prior to staff's final approval, staff requests additional time to review the proposed tabular data to ensure it meets land development standards. *(This has not been completed)*
3. There appears to be many inconsistencies throughout the site plan package. This needs to be corrected and plans updated. *(This has not been completed)*
4. Remove tree symbols from the site plan sheet. *(This has not been completed)*
5. Provide an internal sidewalk throughout the property leading to the right-of-way for Davie Road. *(This has not been completed)*
6. Provide a sidewalk along Davie Road. *(This has not been completed)*
7. The proposed emergency access route in areas still does not appear to function, especially around the existing modular building. *(This has not been completed)*
8. Label each room on the floor plan, appears to be more than five (5) classrooms. *(This has not been completed)*
9. Indicate the location of mechanical equipment. If A/C is proposed on the roof of the multi-use building, it shall be screened. *(This has not been completed)*
10. Provide a legend on the elevation sheets indicating what the letters in hexagons represent. *(This has not been completed)*

Engineering:

1. Provide storm water management calculations to ensure adequate storm water storage (see previous comment). Calculations shown. *(This has not been completed)*
 - Provide perimeter berm in conformance with CBWCD for storm water management.
2. Revise berm detail "CC-CC" on sheet 5 of 9 to show 2 ft flat area on top of proposed berm with a 4:1 slope. *(This has not been completed)*
3. Provide 20 ft lake and canal maintenance easement in conformance with CBWCD criteria (see previous comment). *(This has not been completed)*

4. Provide dimensions on plans to show exact location. *(This has not been completed)*
5. Show the wet retention and dry retention areas in square-feet on the site plans. Also, the wet retention area of the property that is planned to combine (see previous comment). *(This has not been completed)*
6. Only wet retention area is shown for pond. No dry retention area or combined area square footage indicated on plans. *(This has not been completed)*
7. Provide documents for the 30 ft road easement (or right-of-way) adjacent to Davie Road (see previous comment) *(This has not been completed)*
8. No documents provided. Survey shows proposed easement to be less than 30 ft. Clarify the dimensions on site plan to match the site survey for Davie road right-of-way lines and other utility easements. Also submit a copy of topographic survey. *(This has not been completed)*

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner was required to have two (2) meetings with the public. Refer to the attachments for citizen participation report, notice of meetings, list of property owners, and summary of discussion at both meetings. Refer to the public participation summary attachment.

Staff Analysis

The petitioner site design intends to meet the existing CF, Community Facilities District. The proposed site plan modification attempts to be consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the site plan modification complies with the general purpose of the CF, Community Facilities District. Furthermore, the site plan modification attempts to be in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan modification can be considered compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application suitable for transmittal to the Town Council for further consideration. The following are additional staff recommendations:

1. Staff recommends decorative (pavers) at each proposed crosswalk.

2. Staff recommends using a metal galvanized instead of the asphalt shingles on the proposed multi-use building.
 3. Staff recommends incorporating the design of the assembly hall portion of the multi-use building into the rest building. The scale appears to be off and the upper roof design is inconsistent with the lower roof.
-

Site Plan Committee Recommendation

At the June 27, 2006 Site Plan Committee Meeting, SPM 9-3-04, Summit - Questa Montessori School Modification/Phase II Expansion was tabled to the August 22, 2006 meeting. **(Motion carried 5-0)**

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Town Council Action

Exhibits

1. Site Plan
2. Public Participation Summary
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (*Petitioner's Public Participation Summary*)

Town of Davie

Development Services Department
Planning & Zoning Department
6591 Orange Drive
Davie, FL 33314-3399

Attn.: David Abramson

Re.: Public Participation Summary: Summit-Questa Montessori School

Date: 21 June, 2006

Dear Mr. Abramson:

Please accept this letter as confirmation that at the two Public Participation Meetings held in connection with the Summit-Questa Montessori School the only concerns expressed were the following:

- 1.) That the north and west facing sides of the property be screened with landscaping
- 2.) That any required site lighting be kept to a minimum so as not to cause any visual disturbance at night.

Our proposed design complies with these requirements to the extent permitted by code, by which I mean that a minimum level of illumination of the emergency access route is required by the fire department. My client does not intend to conduct evening activities at the school so this eliminates the need for additional site lighting other than that required for safety reasons.

Should you have any questions, please do not hesitate to contact me.

Yours Sincerely,



Ilija Moss crop



C:\Program Files\AutoCAD R14\JOBS\SUMMIT\CORRESPONDENCE\Public Hearing Summary.doc

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email: ilija@bellsouth.net FL Lic. No.: AR92744, AA26001057

Exhibit 2 (*Future Land Use Map*)

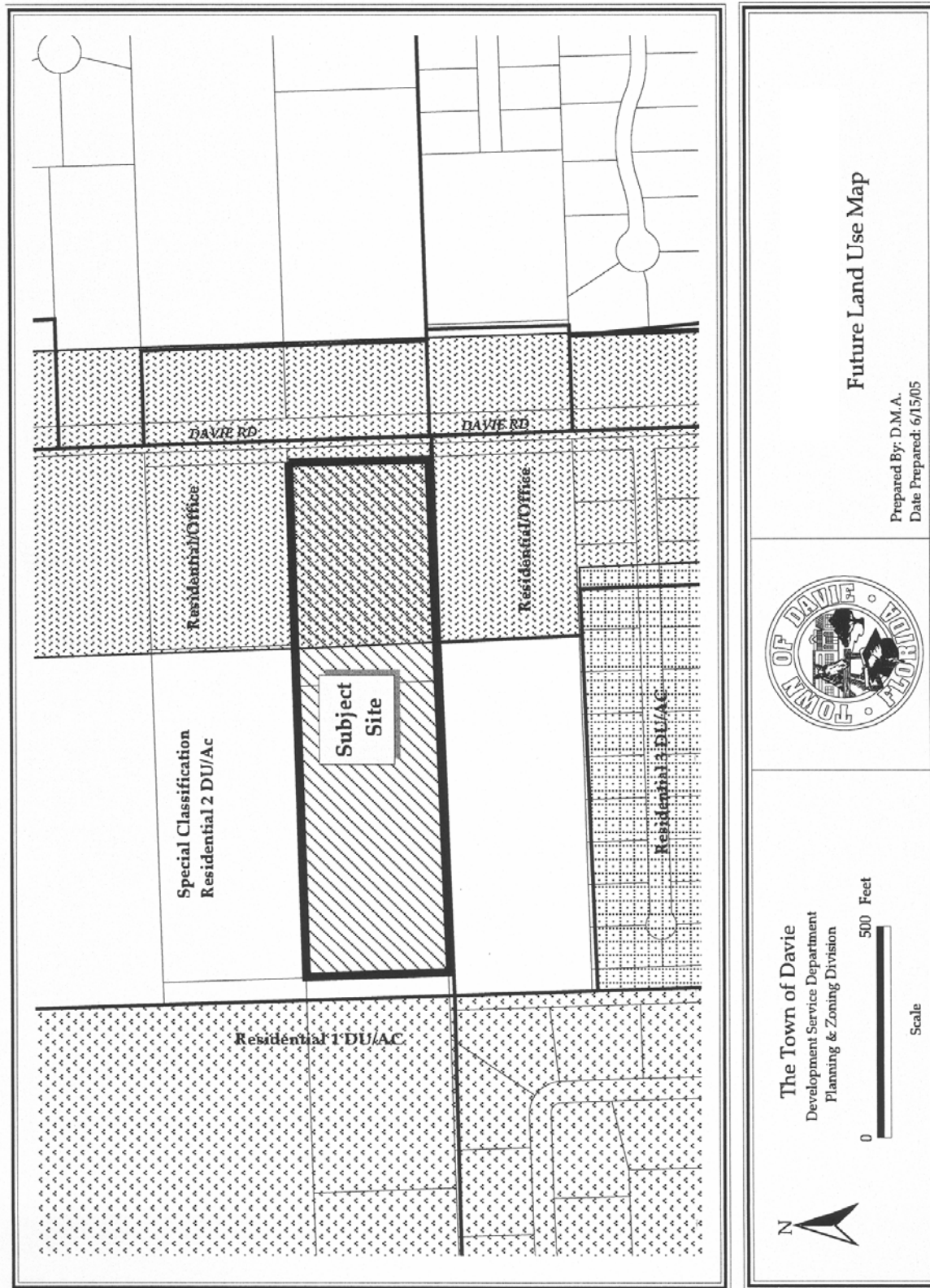


Exhibit 3 (Aerial, Zoning, and Subject Site Map)

